

TheStaubachCompany

# *County Property Use Study*



February 4, 2008



# County Property Use Study

## County Objectives

- Use funds and assets wisely in a manner that provides both for the **long-term** and the short-term economic and fiscal health and needs of the County
- Leverage under utilized County properties and planned investment to meet **all** needs through comprehensive planning
- Make decisions that take into consideration ability to satisfy 1) functional needs on a long-term basis, 2) land use relevancy, 3) efficiencies and synergies through co-location of related uses, and 4) ability to achieve multiple policy objectives
  - Invest resources in a site or program of sites that can meet current and future needs
  - Address needs that cannot be met at current sites
  - Create efficiencies and synergies through campus setting
- Better land use decisions – County is at a crossroads where major investments are needed at public facilities that were sited decades ago – Sites no longer make sense given changes in the County
- Move agencies from leased to County owned properties, reducing leasing budget

# County Property Use Study

## **LAND USE POLICY OBJECTIVES**

- Broad look at multiple sites
  - PSTA – located at current site 37 years ago when surrounding areas were farms
    - Extensive life sciences and surrounding development
    - Ability to move Life Sciences Center into the next decades and beyond by planning for a world class science and higher education community
      - » Deed limitations on Belward and other Life Sciences Center land prohibit uses that are needed to create the complementary housing and service uses that will enable properties to thrive
      - » Hopkins vision
      - » Ability to link Hopkins, University of Maryland and adjoining medical and research uses
    - CCT – opportunity to focus area as transit-oriented development and advance mass transit
    - Can be designated a TDR receiving area in furtherance of other County policies

# County Property Use Study

## **LAND USE POLICY OBJECTIVES**

- Crabbs Branch – built an average of 30 years ago
  - Industrial uses next to Metro Station
  - Shady Grove Sector Plan/Transit Oriented Development
- Private industrial sites available
  - GE Site
  - Finmarc
  - Webb tract
- Available public sites
  - Elmer School Road – low intensity beneficial reuse
  - Gude Landfill – beneficial reuse





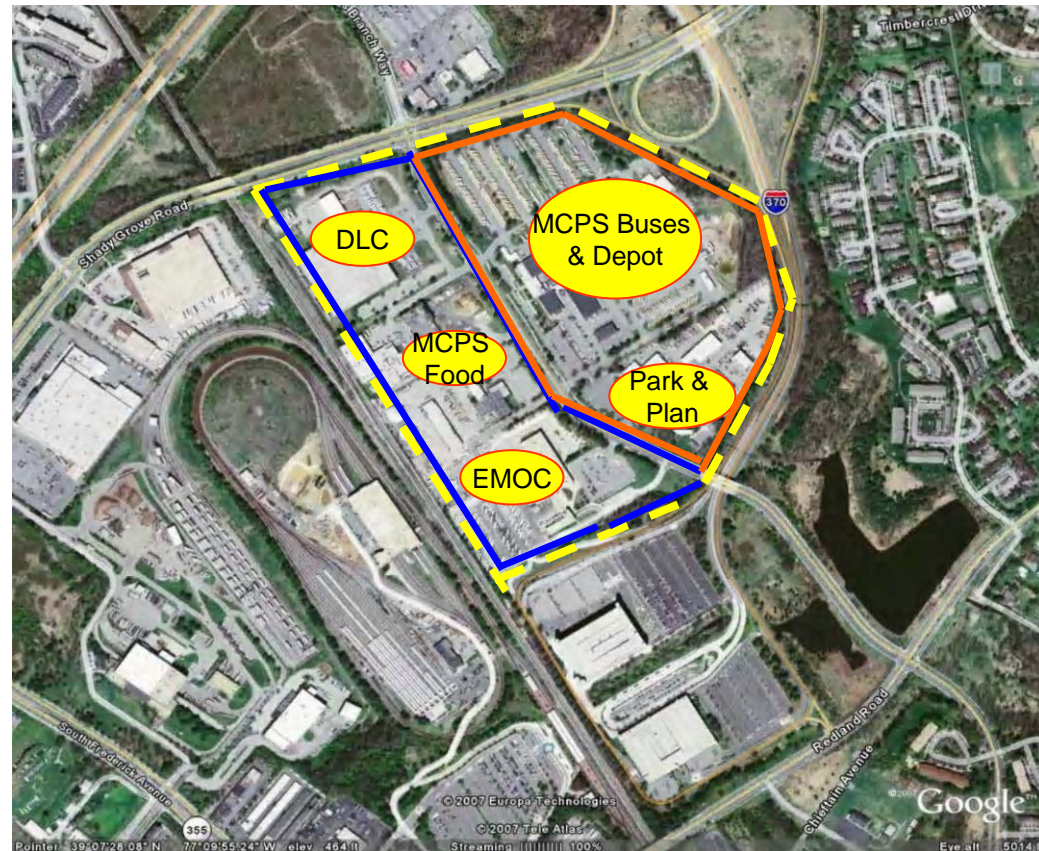
## County Property Use Study

### PSTA Site – 52 acres



- County-owned site
- Examination of site determined that current uses, along with already approved expansion/ construction projects, do not leave sufficient space to move additional County functions to PSTA site

### Crabbs Branch Service Park – 92 acres

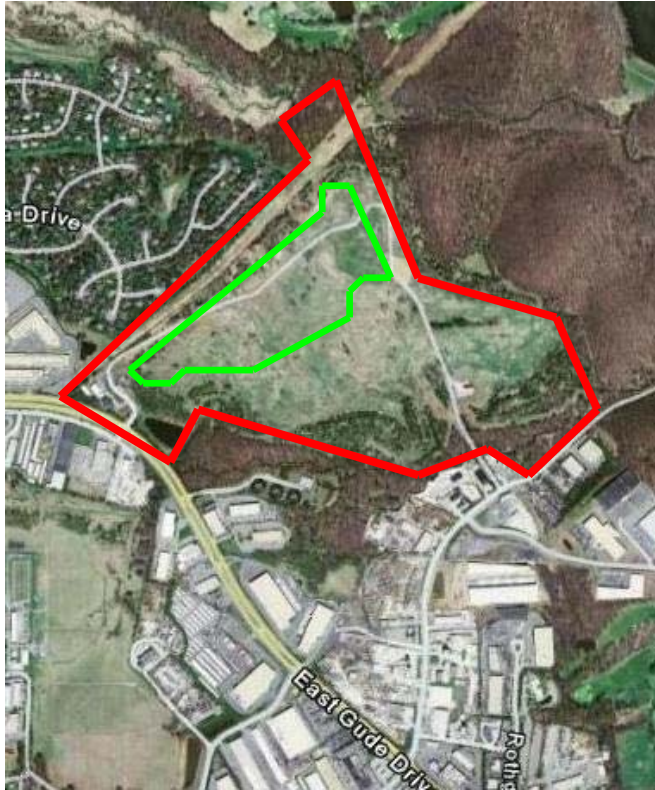


- County-owned site
- New sector plan calls for removal of government uses



## County Property Use Study

### Gude Landfill – Approx 100 acres, 31 Usable



- County-owned site
- Study estimated substantial construction premium to allow site to be built out

### Poolesville – 318 acres



- County-owned site
- Currently used for police firearms training
- Half of site former sludge entrenchment site; likely environmental remediation required
- Site lacks water/sewer infrastructure to support higher density development

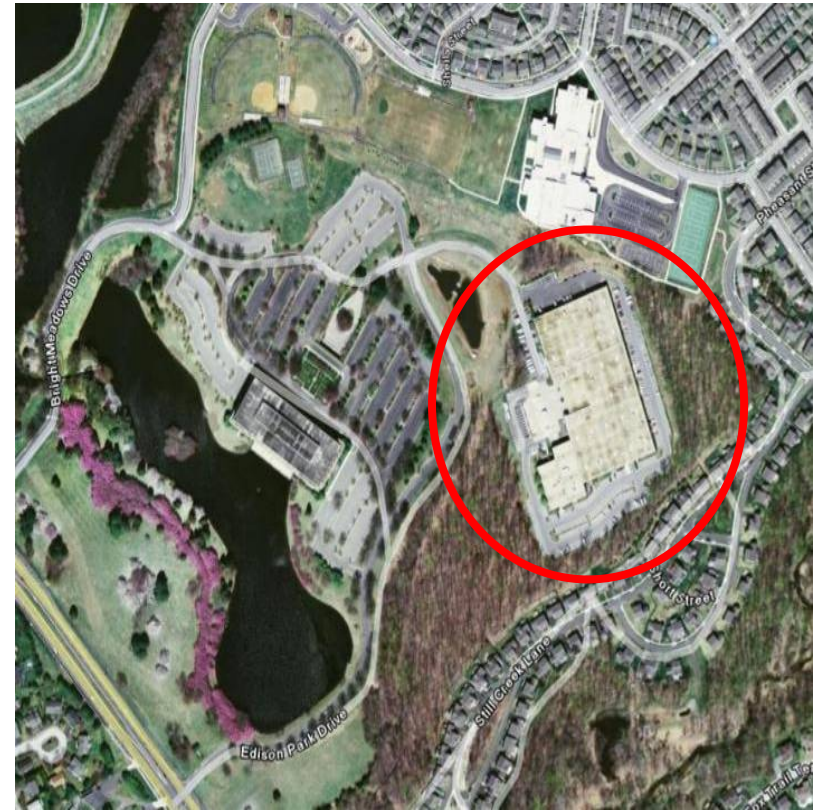
## County Property Use Study

### GE Technology Park – 52 acres



- Privately-owned site on Rte 28 in Gaithersburg
- Contains 340K sf office/warehouse building

### Finmarc – 36 acres



- Privately-owned site adjacent to GE Tech Park
- Contains 200K+ sf warehouse building



**CENTERPARK  
& VICINITY**

1/4" = 1 MILE  
1/4" = 1/2 MILE  
1/4" = 1/4 MILE  
1/4" = 1/8 MILE

**NORTH**

- 
- STAUBACH**
- 
- A World of Real Estate Knowledge*

# County Property Use Study

## Challenges

### PSTA

- Limited future expansion capability
- Unable to locate heavy duty truck track on site
- In need of costly renovation and expansion
- Insufficient parking
- Inconsistent with surrounding land uses. Does not “fit” anymore
  - ☐ Near future transit stop
  - ☐ Does nothing to advance Life Sciences Center as a world class technology center
  - ☐ Large portion of site underdeveloped with tracks and burn building
- Scattered public safety operations create operational inefficiencies

### Police Headquarters

- Extremely overcrowded and far beyond building capacity
- Desperately in need of major renovation
- Scattered Police functions result in operational inefficiencies
- Low morale among building occupants
- Lab space in dire need of improvement

### Police District 1 Station

- Building in need of major renovation

### Board of Elections

- Insufficient and inefficient space
- Changes to space requirements due to State mandates

# County Property Use Study

## Challenges

### County Services Park

#### DLC

- Needs climate controlled warehouse space
- Needs expanded space immediately
- Lacks future expansion capability
- Leasing multiple locations, resulting in operating inefficiencies and not cost-effective on a long-term basis

#### EMOC

- Needs expansion space – currently lacks capacity to add buses to fleet
- Without increased bus capacity, riders will be left behind by full buses

### Compliance with Sector Plan

- Inefficient land use proximate to metro station and existing infrastructure
- Current uses inconsistent with Sector Plan vision

### Leasing Budget

- FY09 Gross Leasing budget approximately \$22M- reduce budget



## Comprehensive County Land Use Solution

Site	Actions	Reasoning
PSTA	<ul style="list-style-type: none"> <li>• Construct Travilah Fire Station</li> <li>• Relocate all other services</li> <li>• Sell or ground lease remainder of site</li> </ul>	<ul style="list-style-type: none"> <li>✓ Avoids spending large sums on building with limited life, utility and expansion capacity</li> <li>✓ Better land use. Provides opportunity to utilize site to support surrounding life sciences and higher education uses and to capitalize on future CCT</li> </ul>
GE Tech Park	<ul style="list-style-type: none"> <li>• Purchase Site to be Public Safety Campus</li> <li>• Renovate existing facility to consolidate BOE, PHQ/1<sup>st</sup> District Police/DFRS/DHS, PSTA Classrooms</li> <li>• Construct new facility for PSTA Gym/ Firing Range, helipad, PS Memorial</li> <li>• Backfill other County uses into vacant space at Broome School &amp; EOB</li> <li>• Sell or ground lease PHQ facility and 1<sup>st</sup> District</li> <li>• County retains option for future development/expansion</li> </ul>	<ul style="list-style-type: none"> <li>✓ Brings scattered public safety components under one roof, creating enhanced communication and coordination amongst public safety agencies, day-to-day and during emergencies and reducing trips</li> <li>✓ GE Building more sustainable over time. Renovations take less time, County realizes objectives more quickly</li> <li>✓ Allows for future expansion and additional facilities as required</li> <li>✓ Enables state of the art technology and training techniques for Police and Fire</li> <li>✓ Addresses shortage of vital features at existing facilities, such as labs</li> <li>✓ Provides space for Alternative Emergency Operations Center and Incident Management Team, which are essential in post 9/11 environment</li> <li>✓ Provides amenities which enhance 24/7 emergency response capability</li> <li>✓ Allows Board of Elections increased space, security and infrastructure so that the integrity of the election process is not compromised</li> <li>✓ Moves functions from leased space to County-owned space</li> <li>✓ Provides additional land for future County development/expansion</li> </ul>
Poolesville	<ul style="list-style-type: none"> <li>• Relocate PSTA driving tracks, urban search &amp; rescue, Burn Building &amp; classrooms</li> </ul>	<ul style="list-style-type: none"> <li>✓ Creates Outdoor Public Safety Training Facility at large site</li> <li>✓ More consistent with land use than current site</li> <li>✓ Reuse of former sludge site</li> <li>✓ Accommodates heavy equipment training track</li> </ul>

## Comprehensive County Land Use Solution

Site	Actions	Reasoning
Crabbs Branch	<ul style="list-style-type: none"> <li>• Move DLC, MCPS Food, MCPS Buses to other sites</li> <li>• Move expanded EMOC &amp; Day Labor to East side of site</li> <li>• Retain Park &amp; Planning in current location</li> <li>• Sell or ground lease parcels of site as vacated</li> </ul>	<ul style="list-style-type: none"> <li>✓ Expands EMOC</li> <li>✓ Allows for transit oriented development as envisioned by sector plan</li> <li>✓ Clears more valuable side of site for redevelopment</li> <li>✓ Efficient use of infrastructure allows development where it belongs</li> </ul>
Finmarc	<ul style="list-style-type: none"> <li>• Purchase Site</li> <li>• Move DLC into adequately sized, climate controlled , existing building</li> <li>• Construct new facility for MCPS Food</li> <li>• County retains option for future development</li> </ul>	<ul style="list-style-type: none"> <li>✓ When coupled with GE Tech Park purchase creates almost 100 acres of County owned land</li> <li>✓ Provides needed air conditioning in warehouse for employee working conditions</li> <li>✓ Provides needed climate control storage area to meet mandated supplier facility requirements</li> <li>✓ Consolidates warehouse from three locations to one for operational efficiency</li> <li>✓ Relocates DLC to a larger and more suitable facility with expansion</li> <li>✓ Provides additional land for future County development</li> <li>✓ Meets needs much more quickly</li> </ul>
Gude Landfill	<ul style="list-style-type: none"> <li>• Construct new facility for MCPS Buses</li> </ul>	<ul style="list-style-type: none"> <li>✓ Provides buses with a centralized location</li> <li>✓ Beneficial reuse of an old landfill site</li> </ul>

## Alternative Land Use Solution – Complete Clearing of CSP

Site	Actions	Reasoning
PSTA	<ul style="list-style-type: none"> <li>• Construct Travilah Fire Station</li> <li>• Relocate all other services</li> <li>• Sell or ground lease remainder of site</li> </ul>	<ul style="list-style-type: none"> <li>✓ Avoids spending large sums on building with limited life, utility and expansion capacity</li> <li>✓ Better land use. Provides opportunity to redevelop site to uses more consistent with surrounding development</li> </ul>
GE Tech Park	<ul style="list-style-type: none"> <li>• Purchase Site to Create Public Safety Headquarters</li> <li>• Renovate existing facility to consolidate BOE, PHQ/1<sup>st</sup> District Police/DFRS/DHS, PSTA Classrooms</li> <li>• Construct new facility for PSTA Gym/ Firing Range, helipad, PS Memorial</li> <li>• Backfill other County uses into Broome School &amp; EOB</li> <li>• Sell or ground lease PHQ facility and 1<sup>st</sup> District</li> <li>• County retains option for future development</li> </ul>	<ul style="list-style-type: none"> <li>✓ Brings scattered public safety components under one roof, creating enhanced communication and coordination amongst public safety agencies, day-to-day and during emergencies</li> <li>✓ GE Building more sustainable over time. Renovations take less time, County realizes objectives more quickly</li> <li>✓ Allows for future expansion and additional facilities as required</li> <li>✓ Enables state of the art technology and training techniques for Police and Fire</li> <li>✓ Addresses shortage of vital features at existing facilities, such as labs</li> <li>✓ Provides space for Alternative Emergency Operations Center and Incident Management Team, which are essential in post 9/11 environment</li> <li>✓ Provides amenities which enhance 24/7 emergency response capability</li> <li>✓ Allows Board of Elections increased space, security and infrastructure so that the integrity of the election process is not compromised</li> <li>✓ Moves functions from leased space to County-owned space</li> <li>✓ Provides additional land for future County development/expansion</li> </ul>
Poolesville	<ul style="list-style-type: none"> <li>• Relocate PSTA driving tracks, urban search &amp; rescue, Burn Building &amp; classrooms</li> </ul>	<ul style="list-style-type: none"> <li>✓ Creates Outdoor Public Safety Training Facility at location that allows for expansion and additional facilities</li> <li>✓ Reuse of former sludge site</li> <li>✓ Accommodates heavy equipment training track</li> </ul>



## Alternative Land Use Solution – Complete Clearing of CSP

Site	Actions	Reasoning
Crabbs Branch	<ul style="list-style-type: none"> <li>• Phase 1: Move expanded EMOC, DLC, MCPS Food, Day Laborer</li> <li>• Phase 1: Retain MCPS Buses and Park &amp; Plan on Eastern side;</li> <li>• <b>Phase 2: Move MCPS Buses and Park &amp; Plan</b></li> <li>• Sell or ground lease parcels of site as vacated</li> </ul>	<ul style="list-style-type: none"> <li>✓ Allows for transit oriented development as envisioned by sector plan</li> <li>✓ Clears more valuable side of site for redevelopment</li> <li>✓ Efficient use of infrastructure allows development where it belongs</li> </ul>
Finmarc	<ul style="list-style-type: none"> <li>• Purchase Site</li> <li>• Move DLC into existing building</li> <li>• Construct new facility for MCPS Food</li> <li>• County retains option for future development</li> </ul>	<ul style="list-style-type: none"> <li>✓ When coupled with GE Tech Park purchase creates almost 100 acres of County owned land</li> <li>✓ Provides needed air conditioning in warehouse for employee working conditions</li> <li>✓ Provides needed climate control storage area to meet mandated supplier facility requirements</li> <li>✓ Consolidates warehouse from three locations to one for operational efficiency</li> <li>✓ Relocates DLC to a larger and more suitable facility with expansion</li> <li>✓ Provides additional land for future County development</li> <li>✓ Meets needs much more quickly</li> </ul>
Gude Landfill	<ul style="list-style-type: none"> <li>• <b>Phase 2: Construct new facility for MCPS Buses</b></li> </ul>	<ul style="list-style-type: none"> <li>✓ Provides buses with a centralized location</li> <li>✓ Beneficial reuse of an old landfill site</li> </ul>
Webb Tract	<ul style="list-style-type: none"> <li>• Purchase Site</li> <li>• Construct new expanded facility for EMOC</li> <li>• <b>Phase 2: Construct new Facility for Park &amp; Planning</b></li> </ul>	<ul style="list-style-type: none"> <li>✓ Expands EMOC</li> <li>✓ Phase 2 clears entire Crabbs Branch site</li> <li>✓ EMOC houses fewer buses than MCPS facility</li> </ul>

## County Property Use Study

### **Analysis of Comprehensive County Land Use Plan**

#### **Benefits**

- Creates viable plan to address County Objectives
- Leverages existing assets and planned investments to obtain new sites in better locations, better suited to meet present and future needs
- Complements long range vision for and completion of Life Sciences Center
- Provides opportunity for transit-oriented development consistent with Sector Plan
- Retains developable acreage on County-owned sites to enable future expansion
- Minimizes County investment to renovate/ expand aging and constrained facilities
- Reduces County's need for leased space

#### **Risks**

- Privately-owned GE Tech Park & Finmarc sites could be sold to other buyers
- Land sale prices in analysis are based upon current appraisals and are subject to change based upon market conditions at the time of sale or acquisition
- Construction premium and costs associated with moving Buses to Gude Landfill

# County Property Use Study

## **Next Steps**

- Proceed with a version of Comprehensive County Land Use Solution
- Perform Architectural Massing Studies to ensure project fit
- Purchase or Land Swap for required properties
- Explore Acquisition of properties for future use